



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



December 17, 2015

Richard J. Bruckner  
Director

Special Services for Groups  
Attn: Brian Hui  
905 E. 8<sup>th</sup> Street  
Los Angeles, CA 90021

**REGARDING: PROJECT NO. R2014-03096-(2)**  
**CONDITIONAL USE PERMIT NO. 201500029**  
**PARKING PERMIT NO. 201500002**  
**4618 E. COMPTON BLVD (APN 6180-018-029)**

The Regional Planning Commission, by its action of **December 16, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **December 30, 2015**. **Appeals must be delivered in person.**

**Appeals:**

**To file an appeal, please contact:**  
Executive Office of the Board of Supervisors  
Room 383, Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles, CA 90012  
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Shaun Temple of the Zoning Permits West Section at (213) 974-6462, or by email at [stemple@planning.lacounty.gov](mailto:stemple@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

  
Mi Kim, Supervising Regional Planner  
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)  
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

MKK:sct



**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-03096-(2)  
CONDITIONAL USE PERMIT NO. 201500029  
PARKING PERMIT NO. 201500002**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on December 16, 2015, in the matter of Project No. R2014-03096-(2), consisting of Conditional Use Permit No. 201500029 ("CUP") and Parking Permit No. 201500002 ("Parking Permit"). The CUP and Parking Permit are referred to collectively as the "Project Permits."
2. The permittee, Special Services for Groups, Inc., ("permittee"), requests the Project Permits to authorize the construction of a duplex with a 50-percent reduction in the required number of vehicle parking spaces ("Project") on a property located at 4618 East Compton Boulevard in the unincorporated community of East Rancho Dominguez ("Project Site").
3. The CUP is a request to construct a duplex in the C-3 (Unlimited Commercial) Zone pursuant to Los Angeles County Code ("County Code") section 22.28.210.
4. The Parking Permit is a request for a 50-percent reduction in the number of vehicle parking spaces required from four spaces to two spaces pursuant to County Code section 22.56.1020.
5. The Project Site is 4,125 square feet in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is undeveloped.
6. The Project Site is located in the East Compton Zoned District and is currently zoned C-3.
7. The Project Site is located within the General Commercial land use category of the General Plan Land Use Policy Map.
8. Surrounding Zoning within a 500-foot radius includes:
  - North: C-3
  - South: R-1 (Single-Family Residence)
  - East: C-3
  - West: C-3 and O-S (Open Space)
9. Surrounding land uses within a 500-foot radius include:
  - North: Multi-family housing, child development center, ice cream shop, hair salon, commercial retail.
  - South: Single family residential.
  - East: Multi-family housing, car wash, laundromat.

West: Liquor store, furniture store, barber shop, East Rancho Dominguez County Park, supermarket, Old Timers Foundation Service Center.

10. There is no history of development of planning entitlements for this property.
11. The site plan for the Project depicts a duplex with a footprint of approximately 2,500 square feet including an attached two car garage. The duplex is two stories with one unit on the first floor and one unit on the second floor. Each unit has 3 bedrooms (2 single rooms, 1 double room), 2 bathrooms, as well as a kitchen and living area. There is small office on the first floor with a half bathroom.
12. The Project Site is accessible via East Compton Boulevard. The garage is accessible at the rear of the property via an alley running behind the property.
13. In a letter dated September 24, 2015, the Department of Public Works cleared the project for public hearing with a condition to submit grading plans for review and approval that incorporates Low-Impact Development Standards.
14. In a letter dated January 26, 2015, the Fire Department cleared the project for public hearing with conditions to maintain access requirements, operating fire hydrants, and a sprinkler system.
15. In a letter dated April 17, 2015, the Department of Public Health cleared this project for public hearing with conditions for the duplex to be connected to public water and public sewer.
16. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is a residential duplex in an urbanized area with no known sensitive biological habitat.
17. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
18. Staff has not received comments from the public at this time.
19. A duly noticed public hearing was held on December 16, 2015 before the Regional Planning Commission. The applicant's representative provided a statement on the project and there was no testimony from the public. Commissioner Louie had questions regarding potential parking impacts. It was determined that due to the small scale of the request for reduction of vehicle parking spaces required, that being two total spaces, and because of the high availability of street parking as shown through photographs that staff presented, then the impact to parking in the

area would be less than significant. The Commission closed the public hearing and unanimously approved Project R2014-03096-(2) with conditions.

20. The Commission finds that the Project is located within the General Commercial land use category of the General Plan. This designation is intended for local serving commercial uses, including retail, restaurants, and personal and professional services; single-family and multi-family residences; and residential and commercial mixed uses. The Project is a residential duplex and is therefore consistent with the General Commercial land use category of the General Plan.
21. The Commission finds that the Project meets the development standards of the C-3 Zone and the East Compton Community Standards District, excluding parking, which is addressed by the requested Parking Permit. The Project is below the maximum 90 percent allowable lot coverage at 61 percent, there is no outside display or storage, there is a 10 foot front yard setback, no signs are displayed, mechanical equipment is located in the rear of the building, and the height of the structure is 25 feet.
22. The Commission finds that the Project is located on Compton Boulevard in an area that is developed with a mixture of single-family housing, multi-family housing, and small scale commercial uses. The proposed project, which is a residential duplex, is a use that fits into the character and scale of the neighborhood. Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
23. The Commission finds that the footprint of the project is approximately 2,500 square feet on a property that is 4,125 square feet. The project can meet all required development standards, except for parking, which is being addressed through the requested Parking Permit. Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
24. The Commission finds that the Project is located in a developed urban area along East Compton Boulevard, which is a major east-west thoroughfare across the Los Angeles Basin. Also, the small scale of a duplex will not trigger a need for new infrastructure. Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
25. The Commission finds that the subject property is located in an area where vehicle use is not necessary. This section of Compton Boulevard has a wide mix of residential and commercial uses, including a supermarket that is located within one-

tenth of a mile to the west on the corner of Compton Boulevard and Atlantic Avenue. The project site is serviced by Metro bus lines running north/south on Atlantic Avenue and east/west on Compton Boulevard. A bus line also connects to the Compton Station Metro Blue Line, which is located two miles to the west on Compton Boulevard and provides easy access to Downtown Los Angeles and Long Beach. Per the Los Angeles County Master Bicycle Plan, Compton Boulevard is a proposed Class II bicycle lane and Atlantic Avenue is a proposed Class III bicycle lane. In addition, the applicant is proposing to build this duplex so they can use it as permanent supportive housing for transition aged youth (18-26 years), who will be of limited income and are not expected to own vehicles. As part of the service plan for the residents, site staff will assist residents in using alternative modes of transportation, which may be subsidized with service program funds. Therefore, there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.

26. The Commission finds that the two on-site parking spaces will be reserved for use by supportive service staff. If in the future the duplex is no longer being used as permanent supportive housing and is being used as two individual duplex units, then one parking space would be dedicated to each unit. Therefore, there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.
27. The Commission finds that the parking needed for the Project will be provided by the two on-site parking spaces. Therefore, the use of off-site facilities, rear lot transitional lots and uncovered residential parking lots is not needed or applicable for this Project.
28. The Commission finds that the reduction of two total required parking spaces in a mixed-use area served by public transit would have less than significant impacts on traffic and parking in the area. Therefore, the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.
29. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the East Rancho Dominguez community. On November 5, 2015, a total of 101 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 3 notices to those on the courtesy mailing list for the East Compton Zoned District and to any additional interested parties.
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such

documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

**Regarding the Conditional Use Permit:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**Regarding the Parking Permit:**

- E. There will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.
- F. There will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.
- G. The use of off-site facilities, rear lot transitional lots and uncovered residential parking lots is not needed or applicable for this Project.
- H. The requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.
- I. The proposed site is adequate in size and dimension to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Conditional Use Permit 201500029 and Parking Permit 201500002, subject to the attached conditions.

**ACTION DATE: December 16, 2015**

**VOTE: 5:0:0:0**

Concurring: Louie, Pincetl, Smith, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

MKK:sct

December 17, 2015

c: Zoning Enforcement, Building and Safety



**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-03096-(2)  
CONDITIONAL USE PERMIT NO. 201500029  
PARKING PERMIT NO. 201500002**

**PROJECT DESCRIPTION**

The project is for the construction and use of duplex in a commercial zone with a 50 percent reduction in required vehicle parking spaces from four spaces to two spaces subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund

provides for One (1) inspection to be conducted sometime following the completion of the project. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such

occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **February 17, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### **PERMIT SPECIFIC CONDITIONS - PARKING PERMIT**

19. The two on-site parking spaces will be reserved for use by supportive service staff. If in the future the duplex is no longer being used as permanent supportive housing and is being used as two individual duplex units, then one parking space shall be specifically dedicated to each unit.

#### **PROJECT SITE SPECIFIC CONDITIONS**

20. This grant shall authorize the construction and use of a duplex.
21. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated January 26, 2015.
22. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated September 24, 2015.
23. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated April 17, 2015.

#### Attachments:

Fire Department Letter dated January 26, 2015  
Public Works Department Letter dated September 24, 2015  
Public Health Department Letter dated April 17, 2015

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-03096-(2)  
CONDITIONAL USE PERMIT NO. 201500029  
PARKING PERMIT NO. 201500002**

**PROJECT DESCRIPTION**

The project is for the construction and use of duplex in a commercial zone with a 50 percent reduction in required vehicle parking spaces from four spaces to two spaces subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund

provides for One (1) inspection to be conducted sometime following the completion of the project. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such



occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **February 17, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### **PERMIT SPECIFIC CONDITIONS - PARKING PERMIT**

19. The two on-site parking spaces will be reserved for use by supportive service staff. If in the future the duplex is no longer being used as permanent supportive housing and is being used as two individual duplex units, then one parking space shall be specifically dedicated to each unit.

#### **PROJECT SITE SPECIFIC CONDITIONS**

20. This grant shall authorize the construction and use of a duplex.
21. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated January 26, 2015.
22. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated September 24, 2015.
23. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated April 17, 2015.

#### Attachments:

Fire Department Letter dated January 26, 2015  
Public Works Department Letter dated September 24, 2015  
Public Health Department Letter dated April 17, 2015





**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

**PROJECT:** R2013-03567

**MAP DATE:** 01/12/15

**LOCATION:** 715 East Alondra Blvd., Compton

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**REVISED CONDITIONS: Supersedes Fire Dept. Conditions Dated 08/19/14**

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

1. Once the proposed project has been approved by the planning commission, the applicant is to submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review within 45 days of the approval. The required public fire hydrants shall be installed prior to construction of the proposed building.

**CONDITIONS OF APPROVAL – ACCESS**

1. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.



## **COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

**PROJECT:** R2013-03567

**MAP DATE:** 01/12/15

**LOCATION:** 715 East Alondra Blvd., Compton

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5. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
7. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
8. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4
9. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1
10. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

### **CONDITIONS OF APPROVAL – WATER STSTEM**

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.



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2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

### **Fire Flow:**

1. The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1

### **Public Fire Hydrants:**

1. Install one (1) public fire hydrant as noted by the Fire Department on the January 12, 2015 site plan.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).





GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

February 24, 2015

IN REPLY PLEASE  
REFER TO FILE

LD-2

TO: Mi Kim  
Zoning Permits West Section  
Department of Regional Planning

FROM: Art Vander Vis  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201300181**  
**PROJECT NO. R2013-03567-(2)**  
**715 EAST ALONDRA BOULEVARD**  
**ASSESSOR'S MAP BOOK NO. 6139, PAGE 14, PARCEL NO. 4**  
**UNINCORPORATED COUNTY AREA OF CARSON**

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for CUP No. 201300181 in the unincorporated County area of Carson. The project is for an existing truck parking/storage lot and drayage yard located within a 500-foot radius residential zone. A new 2,000-square-foot office building is proposed as part of the project. The permit being sought is an "after-the-fact" approval for the current use with the addition of the new office building.

**Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:**

1. Road
  - 1.1 Restrict the project driveway located on Alondra Boulevard to right-turn egress movement only. Install applicable signs restricting vehicular access on-site and within the road right of way to the satisfaction of Public Works and the City of Carson. Installation of any road signs or markings within the right of way will require signing and striping plans to be reviewed and approved by Public Works and the City of Carson.

- 1.2 Reconstruct the existing driveway approach on Alondra Boulevard to meet current Americans with Disability Act (ADA) guidelines and to the satisfaction of Public Works. Relocate any affected utilities. This includes, but is not limited to, the relocation of the existing "No Parking" sign in the vicinity of the existing driveway.
- 1.3 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Alondra Boulevard to the satisfaction of Public Works.
- 1.4 Provide and continuously maintain adequate sight distance from the proposed driveway to the sidewalk fronting the site to the satisfaction of Public Works. This means there shall be no solid structures more than 3 feet high within 10 feet of the existing right of way.
- 1.5 Submit signing and striping plans to the City of Carson and Public Works for review and approval to address the installation of a new sign within the existing median. A review fee is required.
- 1.6 Submit street improvement plans and acquire street plan approval before obtaining a building permit.
- 1.7 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

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For questions regarding the road conditions, please contact Teni Mardirosian of Public Works' Land Development at (626) 458-4910 or [tmardirosian@dpw.lacounty.gov](mailto:tmardirosian@dpw.lacounty.gov).

## 2. Street Lighting

- 2.1 Provide street lights on concrete poles with underground wiring (or as otherwise modified by Public Works) along the property frontage on Alondra Boulevard to the satisfaction of Public Works.

Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

The applicant shall comply with conditions of acceptance listed below in order for the lighting district to pay for the future operation and maintenance of the street lights. All street lights shall be installed per approved plans. It shall be the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project, and the installation must be accepted by the lighting districts per approved plans prior to issuance of a Certificate of Occupancy.

2.2 The following are conditions of acceptance for street light transfer of billing:

2.2.1 All street lights in the project, or current project phase, must be constructed according to Public Works-approved plans.

2.2.2 The contractor shall submit one complete set of As-built plans.

Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

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For questions regarding the street lighting conditions, please contact Jeff Chow of Public Works' Traffic and Lighting Division at (626) 300-4753 or [jchow@dpw.lacounty.gov](mailto:jchow@dpw.lacounty.gov).

3. Building and Safety

3.1 Submit plans for the proposed office building to Public Works' Building and Safety Division, Southwest District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee of Building and Safety Division at (626) 458-3154 or [cllee@dpw.lacounty.gov](mailto:cllee@dpw.lacounty.gov).

For questions regarding the required revisions to the site plan, preliminary conditions, or if you require additional information, please contact Teni Mardirosian of Land Development Division at (626) 458-4910 or [tmardirosian@dpw.lacounty.gov](mailto:tmardirosian@dpw.lacounty.gov).

TM:tb

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**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
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Fifth District

June 24, 2015

**TO:** Shaun Temple  
Regional Planning Assistant II  
Department of Regional Planning

**FROM:** Michelle Tsiebos, REHS, DPA M.T  
Environmental Health Division  
Department of Public Health

**SUBJECT:** CUP CONSULTATION  
PROJECT NO. R2013-03567/ CUP201300181  
Existing Drayage Yard  
715 E. Alondra Blvd., Compton Unincorporated

☒ Public Health recommends approval of this CUP.  
☐ Public Health does NOT recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the CUP request for the above referenced project. The CUP is for an existing drayage yard (logistics) near a residential area. Drayage yard is normally allowed by plot plan approval in the M-1 Zone, however the Community Standards District requires a CUP when an open storage use is located within a 500-foot radius of a residential zone. The applicant is also proposing a new 2000 sf office building, four 20ft tall light poles, and 5615 sf landscaping area.

The Department recommends approval of the CUP contingent upon the fulfillment of the conditions below at the Building Permit stage.

**Drinking Water Program**

The applicant shall submit, to this Department, a will serve letter from the water purveyor (Southern California Water Company) to ensure the availability of a potable water supply for the project.

**Land Use Program**

The project shall be connected to the public sewer (Los Angeles County Sanitation District).

**Toxics-Epidemiology Program**

Staff from Toxics Epidemiology Program (TEP) reviewed the above document, which includes the Zoning Permit Application, Site Plan and 500' Radius Map.

The acoustical analysis of the above project has been deemed satisfying by this Program. Fugitive dust emissions has been addressed to the satisfaction of the Program.

The Program recommends approval of the CUP.

If you have questions regarding the above section, please contact Robert Vasquez or Evenor Masis of the Toxics-Epidemiology Program at (213)738-3220 or at [rvasquez@ph.lacounty.gov](mailto:rvasquez@ph.lacounty.gov) and [emasis@ph.lacounty.gov](mailto:emasis@ph.lacounty.gov).

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov).